

THE PARAMETER PLANS

LAND USE



LEGEND

Wider site boundary	Himley Farm retained
Residential	Newt Protection Area
Primary Road corridor	Existing pond
Public Open Space	Sustainable Urban Drainage
Playing Fields	Care Facility
School site	Other Use
Community/social space	Mix Use
Allotments	Services

BUILT CHARACTER AREAS



LEGEND

Wider site boundary
CA1: Himley Green
CA2: Himley Fields
CA3: Himley Wood
CA4: Himley Edge
CA5: Himley Park (Residential)
CA6: Himley Employment Park

BUILDING HEIGHTS



LEGEND

Wider site boundary
Minimum height 4m Maximum height 17m
Minimum height 4m Maximum height 14m
Minimum height 6m Maximum height 13m
Minimum height 4m Maximum height 10m



THE STRUCTURING PLANS

PLACEMAKING



- LEGEND**
- Wider site boundary
 - Primary tree lined avenue
 - Secondary tree lined avenue
 - Gateway
 - Local square and public realm
 - Key frontage (Middleton Stoney Road)
 - Key frontage (Formal)
 - Key frontage (Intermediate)
 - Key frontage (Informal)
 - * Landmark building (addressing key corners and gateways)
 - Focal building (to terminate street vista)
 - * Public Art
 - Key view and vista

ACCESS AND MOVEMENT Pedestrian and Cycle



- LEGEND**
- Wider site boundary
 - Primary tree lined avenue with 3m wide cycle and pedestrian paths
 - Secondary tree lined avenue with 3m wide cycle and pedestrian path
 - Green infrastructure primary pedestrian route
 - Pedestrian path 3m wide
 - Cycle and pedestrian path 3m wide

ACCESS AND MOVEMENT Vehicular



- LEGEND**
- Wider site boundary
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Mews Links
 - Private Drives / Lanes
 - Existing B4030
 - Proposed bus route

GREEN AND BLUE INFRASTRUCTURE























- LEGEND**
- Wider site boundary
 - Existing trees and woodland retained and enhanced
 - Existing hedgerow retained and enhanced
 - Existing hedgerow enhancement open space
 - New habitat corridor
 - Amenity open space
 - Proposed woodland
 - SuDS corridor
 - Neighbourhood Equipped Area for Play (NEAP) play space
 - Local Equipped Area for Play (LEAP) play space
 - Sports pitches/playing fields
 - Allotment provision
 - Primary road tree lined avenue
 - Secondary road tree lined avenue
 - Souther buffer strip between Residential and Other Uses
 - 40m wide 'Dark Corridor'



THE OVERARCHING ILLUSTRATIVE MASTERPLAN

Illustrative Masterplan | Not to scale

LEGEND

	Wider site boundary		Neighbourhood Equipped Area for Play (NEAP) play space
	Dwelling		Local Equipped Area for Play (LEAP) play space
	Primary pedestrian route		Sports pitches/playing fields
	Pedestrian and Cycle route		School site
	Existing trees and woodland retained and enhanced		Community/social space
	Existing hedgerow retained and enhanced		Himley Farm retained
	Proposed woodland		Care Facility
	Amenity open space		Other Use
	Newt habitat corridor		Mix Use
	Sustainable Urban Drainage		Services

DESIGN PRINCIPLES

1. Proposed access points via Middleton Stoney Road;
2. Access points to the wider Himley Village Masterplan;
3. Existing trees and woodland retained and enhanced;
4. Existing hedgerow / field boundary's retained and enhanced;
5. Public open space;
6. Newt habitat area / corridor;
7. Existing ponds;
8. SuDS corridors;
9. Cycle and pedestrian paths;
10. Green infrastructure pedestrian and cycle routes;
11. Primary road / tree lined corridor (formal);
12. Secondary road / tree lined corridor (formal);
13. Tertiary roads (intermediate);
14. Mews links (Informal);
15. Private drives (informal);
16. Residential development parcels;
17. Other use;
18. Services;
19. Care facility;
20. Community / social space;
21. Allotment provision;
22. Himley Farm retained;
23. School site;
24. Playing fields;
25. Neighbourhood Equipped Area for Play (NEAP);
26. Local Equipped Area for Play (LEAP);
27. Public Art;
28. Car free area (design cues from Bicester town centre)
29. Mix use; and
30. Sports Pavilion (location to be confirmed).



THE PROPOSED BIODIVERSITY STRATEGY

Biodiversity Strategy | Not to scale

LEGEND

	Wider site boundary		Swale
	Mixed scrub		Scattered trees (Retained)
	Newt area (100% Mixed scrub)		Allotments
	Hedgerow buffer vegetation (50% Meadow Grassland, 50% Mixed scrub)		Amenity grassland
	Tussock grassland		Sports field
	Broadleaved plantation woodland (Enhanced)		Built area (48% dwellings, 52% gardens)
	Ponds (Retained and created)		Building
	Dense scrub (Retained)		Employment area
	Attenuation basin		Roads



LAND USE



Land Use Parameters | Not to scale

USE & AMOUNT

6.13 The Land Use Parameter plan shown opposite shows the location of land uses within the proposed development. It provides a framework for future, more detailed designs, and will define the type of development that can be brought forward at the Reserved Matters stage.

Residential Development and Public Open Space

6.14 The proposed Illustrative Masterplan comprises 1700 dwellings. The proposed density allows for the provision of a range of dwellings of varying sizes and tenures which will offer choice and promote a sustainable, balanced residential development.

6.15 The Illustrative Masterplan seeks to deliver a range of housing types to cater for a variety of household sizes, with an emphasis on 'starter' and family accommodation.

Affordable Housing

6.16 The adopted Cherwell Local Plan requires all qualifying developments to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate housing. Social rented housing will be particularly supported in the form of extra care or other supported housing.

6.17 The proposed illustrative masterplan provides an opportunity to include a choice of housing types and tenures that can be integrated in various locations within the proposed development to avoid a defined cluster.

6.18 The exact housing mix and affordable housing tenure split will be discussed with Cherwell District Council at a Reserved Matters stage in accordance with the relevant policy.

Other Uses

6.19 The proposed illustrative masterplan will also deliver the following:

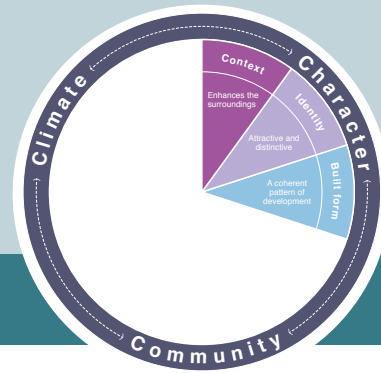
- A Primary School and associated playing fields;
- Community/social space;
- Allotments;
- The retained Himley Farm;
- A care facility;
- An employment park;
- Newt protection area;
- Public open space; and
- Sustainable urban drainage features.

LEGEND

- Wider site boundary
- Residential
- Primary Road corridor
- Public Open Space
- Playing Fields
- School site
- Community/social space
- Allotments
- Himley Farm retained
- Newt Protection Area
- Existing pond
- Sustainable Urban Drainage
- Care Facility
- Other Use
- Mix Use
- Services



BUILT CHARACTER



Built Character Areas | Not to scale

OVERVIEW

6.20 In order to ensure the design proposals assimilate and respond positively to the site's surrounding context, character areas have been provided across the Himley Village Masterplan.

6.21 The character areas form new neighbourhoods across the development. The approved Design and Access Statements suggests five potential "neighbourhoods" with their own distinct character. Each of the character areas are detailed as follows:

- CA1: Himley Green
- CA2: Himley Fields
- CA3: Himley Wood
- CA4: Himley Edge
- CA5: Himley Park (Residential)
- CA6: Himley Employment Park

6.22 The following pages describe the key themes of each identified character area across the Masterplan, illustrating their unique design characteristics and how they help create a varied and diverse townscape.

6.23 The plan to the right indicates the location and extent of each character area across the Masterplan. These boundaries are not to be interpreted as rigid and transitions between areas are to be designed in a manner which is seamless and coherent.



LEGEND

- Wider site boundary
- CA1: Himley Green
- CA2: Himley Fields
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CA1 HIMLEY GREEN

A village green, a focal point for the community, with space to meet, relax, play.



KEY CHARACTERISTICS

6.24 Himley Green is located at the centre of the masterplan and incorporates Himley farm to the east. The key features within Himley Green include:

- Historic structures of Himley Farm at the centre of the Site;
- The new primary school;
- The primary vehicle route which dissects this part of the Site running north – south;
- Key pedestrian and cycle routes. These converge here and radiate towards the rural edge to the west and the boulevard and Bicester to the east;
- A new centre of horticultural activity, of food production, plant propagation and landscape management;
- The horticulture centre as an education resource for the local community promoting healthy living and greater connections with our natural environment; and
- A village green, a focal point for the community, with space to play, grow, meet and relax.



Key inspiration from local context



Illustrative elevation along Himley Green frontage

Distinctive planting palette



Extract from Illustrative Masterplan

CA1 HIMLEY GREEN

CODING

CA1	Code Category	Definition
1	Urban form	Outward facing development providing sense of enclosure to focal green space. Opportunity for contemporary architecture to provide signature frontage and key building groups. Uniformity of dwellings to create distinctive character.
2	Building typology	Detached and Semi-Detached.
3	Building lines	Predominantly formal building line to define public open space.
4	Height/enclosure	Predominately 2 storey, with some 2.5-3 storey development fronting the primary road.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings. Roofscape punctuated by chimneys.
6	Building detail	Contemporary architecture encouraged. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls - Predominantly brick and render. Timber cladding acceptable. Roof - Plain grey tiles. Doors - front, side and other visible doors to be black. Windows - Grey or feature colour aluminium for contemporary architecture/ Feature colour uPVC for traditional architecture
9	Parking	No frontage parking or driveway access to tree lined avenue. Parking predominantly on plot, to side.
10	Street types	Primary Road; Tertiary Road; Private Drive.
11	Boundary treatments	Native hedgerow / Brick screen walling and railings.

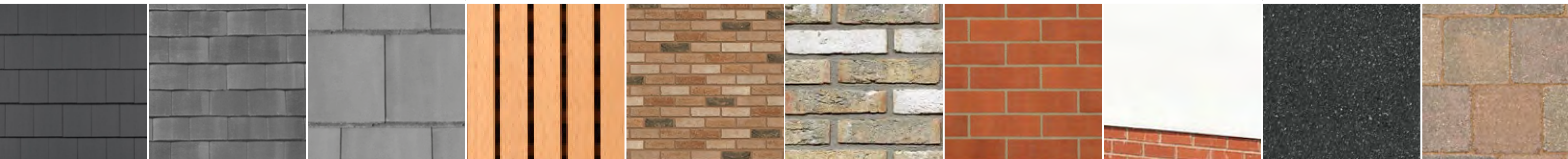
Design inspiration



Indicative Materials Palette

Roof | Wall

Ground



CA2 HIMLEY FIELDS

Large areas of open space, proximity to schools, main routes and the new boulevard through the site all support the potential for greater density here.



KEY CHARACTERISTICS

6.25 Himley Fields provides the residential development to the north of the masterplan. Development primarily fronts tree lined primary and secondary roads and playing fields. The building line is generally formal, providing enclosure to the tree lined routes.

6.26 The key themes of Himley Fields include:

- Open green space for sports fields and play spaces;
- Large areas of open space, proximity to schools, main routes and the new boulevard through the site all support the potential for greater density here; and
- Open space to the north ensures that overshadowing from any taller buildings is minimised.



Key inspiration from local context



Illustrative elevation along Himley Fields frontage



Extract from Illustrative Masterplan

CA2 HIMLEY FIELDS

CODING

CA2	Code Category	Definition
1	Urban form	Greater density provided along northern edge of development. Outward facing development to provide natural surveillance. Corner turner units to form gateways / green corridors to playing fields.
2	Building typology	Apartments, Detached, Semi detached and Terraced dwellings.
3	Building lines	Generally formal to provide enclosure to playing fields and tree lined routes.
4	Height/enclosure	Generally up to 2 storeys. Greater ridge heights along the tree lined primary road and playing fields.
5	Roofscape	Varied eaves and ridge heights. Chimneys regularly articulating roofscape.
6	Building detail	Generally traditional architecture, with Georgian detailing to the primary and secondary roads. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls – predominantly brick and render with coloured render encouraged. Roof – Plain grey tiles. Doors – front, side and other visible doors to be consistent and in urban colour palette. Windows – Grey or feature colour aluminium for contemporary architecture/ Feature colour uPVC for traditional architecture
9	Parking	Range of on plot parking, frontage parking and rear courtyards.
10	Street types	Primary Road; Secondary Road; Tertiary Road; Private Drive.
11	Boundary treatments	Native hedgerows, brickwork walling and railings.

Design inspiration



Indicative Materials Palette

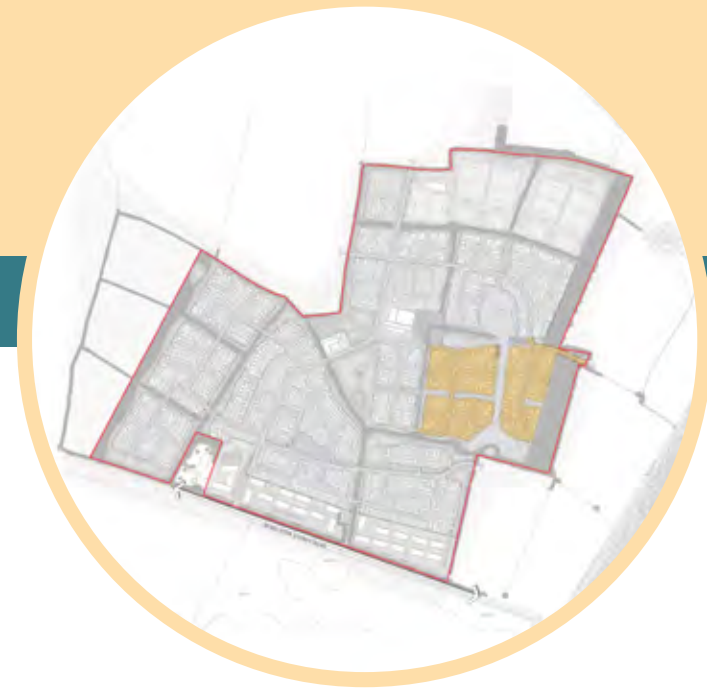
Roof | Wall

Ground



CA3 HIMLEY WOOD

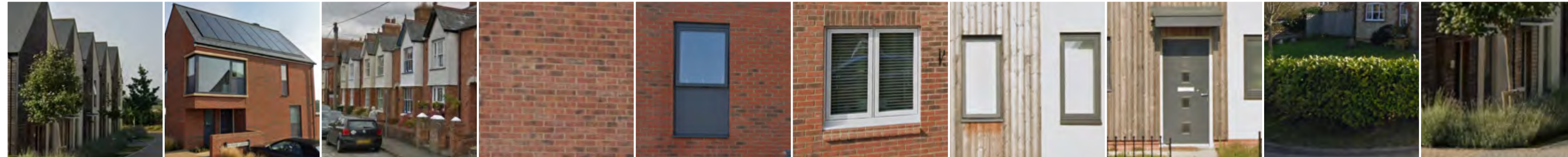
A more ecological and habitat rich landscape focussed on enhancing the newt habitat corridor and woodland.



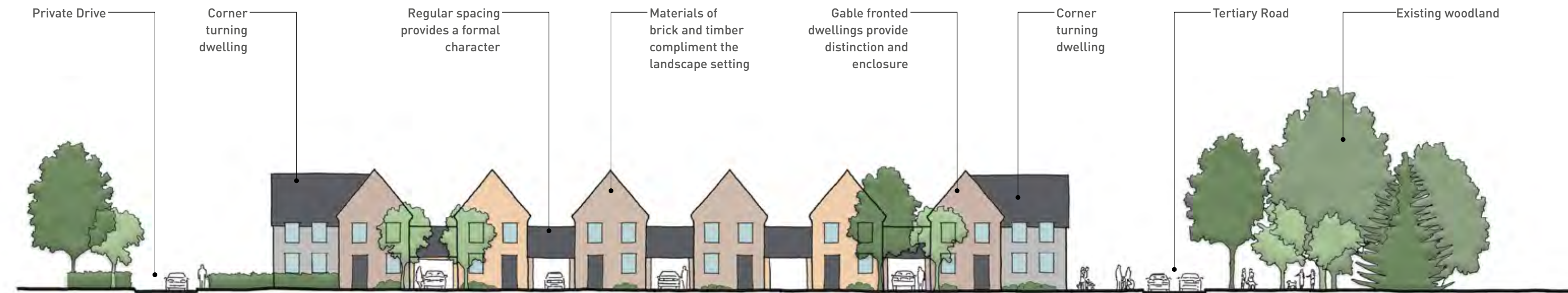
KEY CHARACTERISTICS

6.27 Himley Wood is located to the east of the masterplan and forms the interface to the public open space, including the newt protection area, and existing woodland. The key features of Himley Wood include:

- The east of the Site is bounded by young broad leaved woodland;
- Other significant landscape features here also include the two ponds and their associated planting and ecology. The eastern woodland edge is where the Application Site connects both to the new boulevard and associated local facilities and to Bicester beyond.
- A more informal natural landscape character focused on the newt habitat and the woodland areas; and
- Proximity to the boulevard and local facilities including secondary and primary schools, shops and community facilities, supporting an increased density here.



Key inspiration from local context



Illustrative frontage to Himley Wood

Extract from Illustrative Masterplan



CA3 HIMLEY WOOD

CODING

CA3	Code Category	Definition
1	Urban form	Generally larger dwellings / lower densities. Higher densities fronting secondary and tertiary roads.
2	Building typology	Detached, Semi detached and Terraced dwellings.
3	Building lines	Predominently formal with more informal building line to edge of development.
4	Height/enclosure	Generally 2 storeys with some 2.5 heights to emphasise parts of the street/building line.
5	Roofscape	Varied eaves and ridge heights. Chimneys regularly articulating roofscape.
6	Building detail	Contemporary architecture encouraged. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls – Predominantly brick and render. Timber cladding acceptable. Roof – red/grey/brown plain tiles. Doors – front, side and other visible doors to be consistent and in a neutral colour palette. Windows – uPVC white or grey.
9	Parking	Generally on plot, with no frontage parking.
10	Street types	Residential Street.
11	Boundary treatments	Low level landscape and hedging.

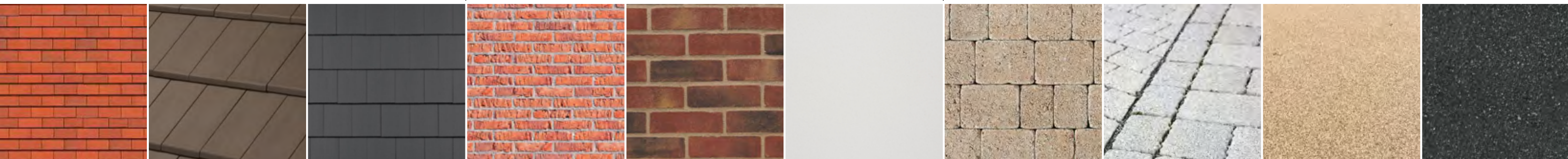
Design inspiration



Indicative Materials Palette

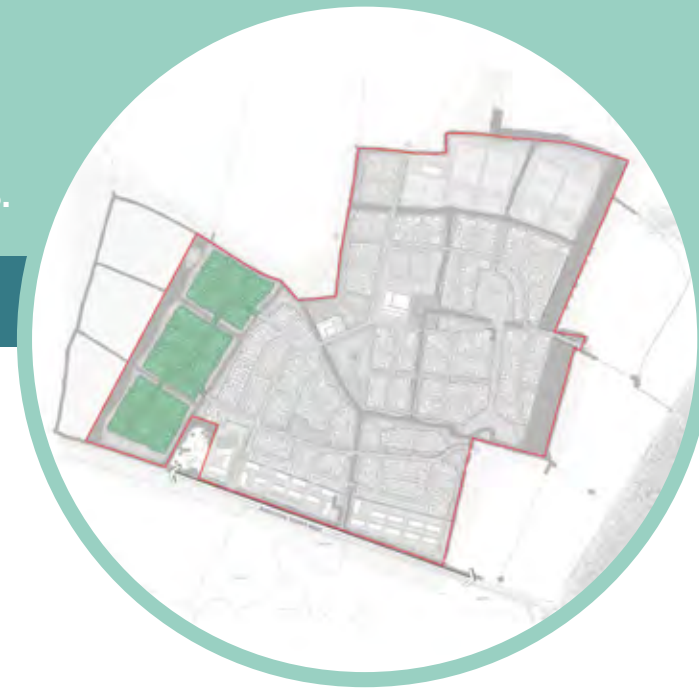
Roof | Wall

Ground



CA4 HIMLEY EDGE

On this woodland rural edge of the village there are opportunities to create bridleways, footpaths and cycle ways allowing glimpses through tree canopies over the adjacent paddocks.



KEY CHARACTERISTICS

6.28 Himley Edge is located to the west of the masterplan and is the interface to green corridors and new proposed woodland that incorporate pedestrian routes and play areas. The key themes of Himley Edge are:

- The west edge of the Application Site is unique in that it is not defined by a physical landscape feature or road;
- Beyond this edge to the west, the landscape is characterised by open undulating agricultural land to the M40 and beyond;
- A more compact field pattern, allows for the opportunity for the hedgerows to play a greater part in determining the character of this area;
- A perceptible density gradient reflecting this transition;
- This part of the Site is comprised of three parallel fields running approximately east-west. These fields are smaller in scale than typically found on the Site, approximately 150m wide at their narrowest point;
- Respecting views to the Site from the surrounding open landscape as well as from Middleton Stoney Road, leads us towards a softer edge to the settlement; one of landscape and woodland intersped with small pockets of dwellings - forming a gradual transition from an open agricultural landscape, to one of woodland, to one of dwellings; and
- As a rural edge for the development, there are opportunities to occupy this edge with meandering bridle paths, foot and cycle paths allowing for greater visual connections to the open undulating landscape which characterises the local area.



Key inspiration from local context



Illustrative elevation along Himley Edge frontage



Extract from Illustrative Masterplan